

A Year to Remember

As autumn settles across our region, I am reminded why it is my favorite season - the chill weather, vibrant foliage, and the signs and sounds of migrating wildlife as we shift into the colder months ahead. It is the time of year for abundance, reflection, and renewal.

For many of you, this is a season for harvests, land projects, or simply enjoying the beauty of your conserved properties in a changing landscape.

We are grateful for the partnership we share with each of you in stewarding these special places, both for ourselves and future generations. As we begin to wrap up this year's monitoring season, we want to extend our gratitude for another memorable year with you.

Looking to next year, we are beginning to consider the 2026 landowner workshops, and we would love to hear from you about land management topics that would be most beneficial to you. If you have any ideas, please feel free to share them with me at nicole@seltnh.org, and we will try our best to incorporate them into future programming.

We wish you a joyous rest of the year and look forward to staying in touch with you.

All the best,



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To update your contact information, please visit:
seltnh.org/landowner-contact

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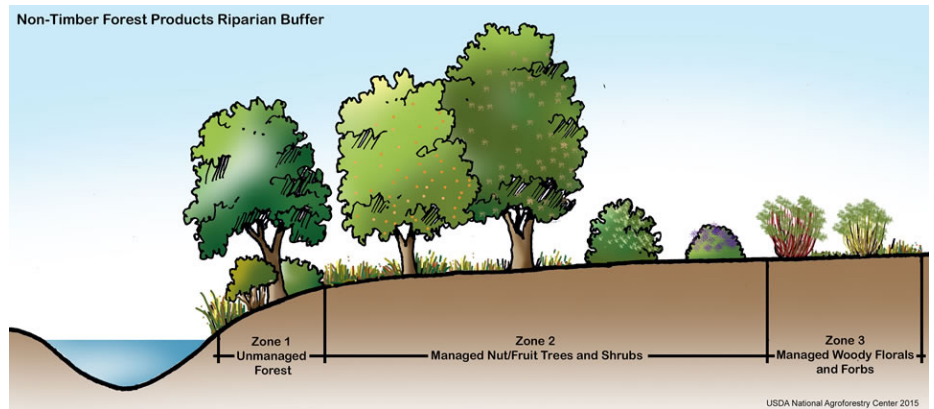
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Riparian Buffers Can Strengthen Your Property

Strategic Planting Along Wetlands and Water Bodies Can Lead to Big-Time Benefits for Your Property

For landowners whose property contains or borders bodies of water, a critical element that directly contributes to the long-term health of land and ecosystem is water quality. Healthy waterways contribute to a balanced ecosystem by sustaining soil health and providing habitat and food sources for wildlife - one of the most effective and natural ways to achieve this is with riparian buffers.



Courtesy of US Forest Service

A riparian buffer is the vegetation – typically a mix of grasses, shrubs, and trees - that borders streams, rivers, ponds, and wetlands. The living barrier plays an important role in protecting water quality by reducing erosion, stabilizing streambanks, filtering sediments and nutrients, reducing flooding impacts, and even providing shading to regulate water temperature and support aquatic life.

Riparian buffers excel at handling stormwater runoff, which can carry nutrients like nitrogen and phosphorus, commonly found in active agricultural lands, into nearby waters. By capturing these nutrients before they enter the water, riparian buffers act as a natural filter. Beyond their water quality protection, riparian buffers create critical habitat for both aquatic and upland wildlife that rely on these transition zones between land and water.

But here's the key: when selecting plants for your emerging riparian buffer, you may want to strongly consider native flora. Native plants are adapted to our local climate, soil conditions, and wildlife, providing less of a maintenance burden for landowners.

Consider planting Silver Maple (*Acer saccharinum*), a fast-growing shade tree that is well adapted to wet sites, such as along rivers, or Red Osier Dogwood (*Cornus sericea*), a shrub that stabilizes streambanks, tolerates partial shade, and provides berries for wildlife. Both species are recommended by the NH Department of Environmental Services (www.des.nh.gov/sites/g/files/ehbemt341/files/documents/native-shoreland-plantings.pdf), and are available for purchase through the NH State Forest Nursery Store (see below for details)!

When planting a riparian buffer, plan for diversity by mixing shrubs, trees, and groundcover species, and allow room for plant growth by spacing out to create a more resilient planting. Native plants take time to establish but deliver lasting, low-maintenance benefits once rooted. So, remember that you can start small if needed, and even a narrow riparian buffer can have positive impacts!

Mark your calendars: the NH State Forest Nursery Store will be opening in December and running through May. They offer more than 50 species of bare-root seedlings for sale to the public that they grow themselves to ensure adaptations to our regional climate and conditions. If you have plans for providing wildlife food and cover, reforestation, erosion control and stream bank stabilization, Christmas tree farms, site reclamation, and hedgerows for wind and snow breaks, be sure to check out their website: **buynhseedlings.com**.



Keeping You Posted About Posting Your Land

Did you know that in New Hampshire, unposted private land is open to the public for recreation, including hunting? That means, unless you post your property, anyone can legally hunt and recreate on it.

If you would like to prohibit specific activities on your property, such as public access, you need to post signs that clearly state what is not permitted. However, before posting your property, please review your conservation easement to confirm whether you have the right to post your land.

Some conservation easements have a public access requirement that grants members of the public the right to enter the property for non-commercial, low-impact recreation, including hunting and fishing. Although, there may be allowances for portions of a property to be periodically posted, such as during active agricultural and forestry activities.

If you have any questions about posting on your land or how it applies to your conservation easement, please don't hesitate to reach out to SELT Easement Stewardship staff.

Guidelines for Posting your Property

Sign Specifications

Under state law (RSA 635:4), the legal manner of posting calls for posting durable signs with any words describing the physical activity prohibited, such as "No Hunting or Trespassing," in letters at least 2 inches high, and with the owner's name and address. The signs may be no further than 100 yards apart on all sides of the property and shall also be posted at gates, bars, and all commonly used entrances.

Access to Posted Lands

As a landowner, you may still grant permission for hunting or other uses on your posted property. Permission can be verbal or written, but written permission is strongly recommended to avoid misunderstandings. Hunters must obtain permission every year.

Liability

Under RSA 212:34, a landowner owes "no duty of care to keep such premises safe for entry or use by others for hunting, fishing, trapping" or other recreational uses. However, a landowner has a duty to warn about any dangerous conditions or use that may exist, like an old well. If a hunter comes by and falls into the well, suffering serious injuries, landowners could be liable and pay civil damages for not providing warnings or other safeguards about the hazard.

Source: wildlife.nh.gov

A Note About Tree Stands and Game Cameras

SELT's easement stewardship staff have observed unlabeled hunting stands and game cameras on conservation easements. Easements don't require these to be labeled, but we want to remind you of recent changes to NH state law governing the use of tree stands and game cameras. Below are some highlights. For the full list, visit seltnh.org/game-camera-and-tree-stand-use-changes-for-2024

Tree Stands, Observation Blinds, and Pit Blinds (RSA 207:36-a)

Labeling Required: All tree stands or observation blinds must be labeled with the name and contact information of their owner clearly visible.

Periods of Use: A portable or temporary tree stand or observation blind may be used April 25 through June 1 and August 1 through December 31 of a calendar year. All stands and blinds must be removed from the property by June 1, unless allowed by permission from the landowner.

Permanent Structures: All permanent tree stands or observation blinds require landowner permission.

Game Cameras

(RSA 207:1 and RSA 207:63)

Labeling Required: All game cameras placed on private property, or on state-owned or state-managed property, must be labeled with the name and contact information of their owner in a manner visible while mounted.

Permission on Private Property: No game cameras may be placed on private property without permission of the property owner unless the property owner has posted signage on the property allowing the placement of such cameras.

Public Land Exception: A game camera placed on state-owned or state-managed lands, or on municipally owned property, shall be exempt from requiring landowner permission.

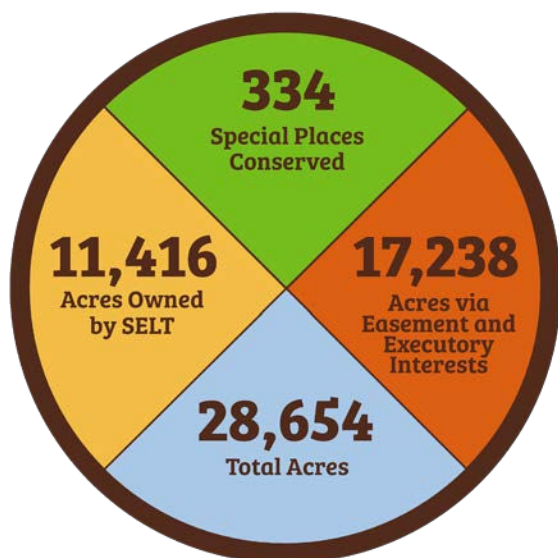
Use in Hunting: A person using a game camera to assist with hunting may not harvest any animal viewed within the same calendar day of remotely viewing that animal from a game camera.



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SELT Everlasting • Fall 2025

SELT



As of October 2025

To contact SELT, please call 603-778-6088 or email info@seltnh.org. To update your contact information, please visit www.seltnh.org/landowner-contact or reach out to Nicole DeCarolis at nicole@seltnh.org or 603-658-9480.

SELT Everlasting is published twice a year and is the Easement Stewardship newsletter of SELT. Written and edited by Nicole DeCarolis and Dave Johnson.

Thinking of Selling Your Land?

More and more conserved land is selling – meaning there is a whole new generation of landowners who need to understand what a conservation easement is and the associated privileges and responsibilities.

SELT can help make your sale smoother by working with your realtor to properly inform buyers about your conservation easement. Once you've decided to sell and have selected a realtor, please have them call us.

We will provide an electronic packet of information to incorporate in your disclosures and can answer questions from buyers.

Once you've scheduled a closing, please remember to give us the required notification of transfer of title in accordance with the terms of the easement.